

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

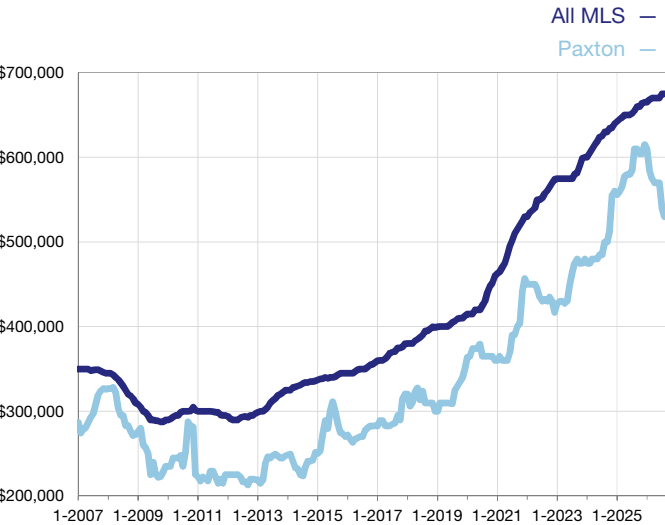
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	26	36	+ 38.5%
Closed Sales	4	2	- 50.0%	28	37	+ 32.1%
Median Sales Price*	\$526,500	\$537,500	+ 2.1%	\$615,000	\$530,000	- 13.8%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	4.1	1.4	- 65.9%	--	--	--
Cumulative Days on Market Until Sale	38	54	+ 42.1%	23	58	+ 152.2%
Percent of Original List Price Received*	96.9%	91.5%	- 5.6%	100.2%	96.8%	- 3.4%
New Listings	3	5	+ 66.7%	38	42	+ 10.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$449,900	\$0	- 100.0%	\$449,900	\$453,000	+ 0.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	2	- 50.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	100.7%	+ 0.7%
New Listings	0	0	--	1	1	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

